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32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS

2019

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2017

GOLD WINNER

ESTATE AGENT IN BUDE

Energy Efficiency Rating

Very energy efficient - lower running costs	A	(92+)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
Not energy efficient - higher running costs	G	(1-20)

England & Wales

EU Directive

2002/91/EC

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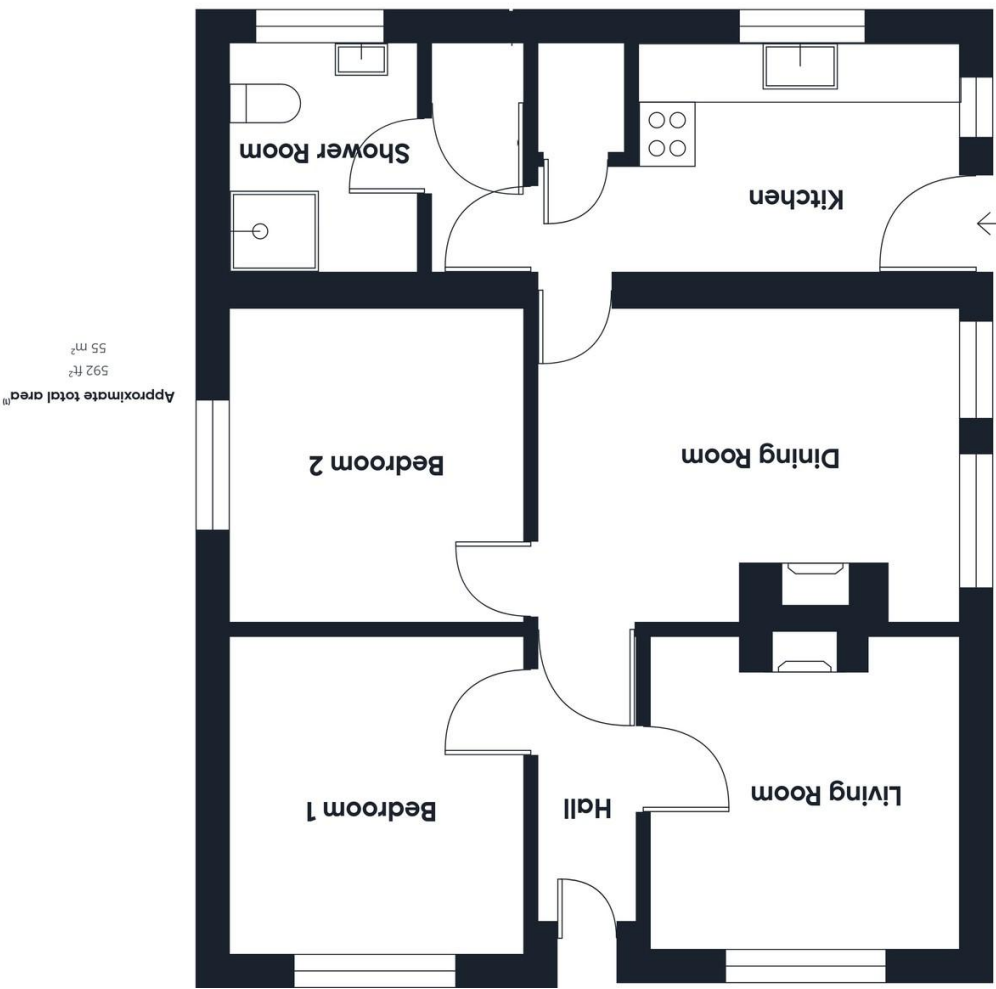
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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...

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Seaview, West Street

Kilkhampton, Bude, Cornwall, EX23 9QW

Price £365,000

- Detached Bungalow with Building Plot
- Outline consent for a separate dwelling
- Bungalow requires modernisation
- Great opportunity for dual occupancy or developer
- Edge of sought after village location!

The property professionals

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FREE

SALES

&

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MARKET APPRAISAL

Award winning

BRITISH PROPERTY AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2019

★★★★★

GOLD WINNER

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Directions

From Bude head North on the A39 towards Bideford. Remain on this road for approximately five miles and you will reach the village of Kilkhampton. Drive through the village and take the left turning into West Street with the 'Spar' shop on the corner. Proceed along West Street and the property is located approximately 300m along on the right-hand side.

Seaview, West Street

Kilkhampton, Bude, Cornwall, EX23 9QW

Price £365,000

An exciting development opportunity to acquire a detached bungalow with extensive garden that has the benefit of outline planning consent for the erection of an additional detached dwelling to the rear, all within walking distance of this thriving North Cornish village and all its amenities.

The original bungalow requires updating and modernising, but would serve as a perfect base to occupy whilst constructing the new build, and could then be further developed. The existing bungalow comprises; an entrance hallway, living room, dining room, kitchen, two double bedrooms and a shower room.

Available with no onward chain!

ENTRANCE HALL
9' 00" x 2' 11" (2.74m x 0.89m) Entering via a composite double glazed door the entrance hall and doors serve the following rooms:-

LIVING ROOM
10' 3" x 9' 10" (3.12m x 3m) UPVC double glazed window to the front elevation overlooking the gardens. Tiled fireplace surround and picture rail.

DINING ROOM
13' 3" x 10' 3" (4.04m x 3.12m) UPVC double glazed windows to the side elevation, picture rail and Dimplex Quantum night storage heater.

KITCHEN
13'2 max' 10'3 min" x 7' 9" (4.22m x 2.36m) UPVC double glazed windows to the rear and side elevations and UPVC double glazed door. The kitchen is finished with a range of wall and base units with fitted worksurface, stainless steel sink with side drainer space for freestanding electric cooker, wall mounted consumer unit and wall mounted electric heater.

PANTRY
3' 11" x 2' 8" (1.19m x 0.81m) UPVC double glazed window to the rear elevation and shelving.

BEDROOM ONE
10' 00" x 9' 10" (3.05m x 3m) UPVC double glazed window to the front elevation overlooking the gardens. A double bedroom with picture rail and electric heater.

BEDROOM TWO
10' 3" x 9' 10" (3.12m x 3m) A double bedroom with loft hatch access, electric heater and wooden framed double glazed window to the side elevation.

INNER HALL
5' 4" x 2' 9" (1.63m x 0.84m) Door to airing cupboard housing factory light hot water cylinder and immersion heater and door to:-

SHOWER ROOM
7' 8" x 6' 1" (2.34m x 1.85m) UPVC obscure double glazed window to the rear elevation, shower enclosure with mains fed shower, pedestal wash and basin and WC.

OUTSIDE
The property is approached by gravel driveway with area of gravel parking to the side and rear of the property. Path leads the front door, the front garden is laid mainly to lawn with attractive flower bed to one side. To the rear the garden is laid to lawn with corrugated storage shed to one side. Wooden gate leads to the plot, which is currently laid to lawn with established hedgerow boundaries.

PLANNING PERMISSION/ CIL
Outline Planning Permission was granted by Cornwall County Council on 23rd July 2025 by decision no: PA 25/03893 with some matters reserved (namely appearance, landscaping, layout and scale)

There is a CIL Liability on this approval, but we're advised that an application for exemption can be made if this is a self-build resulting in the property being your main residence. Please seek independent clarification of this via a planning expert or similar

COUNCIL TAX
Band C

SERVICES
Mains electricity and water. Private drainage.

TENURE
Freehold